

Message Text

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ACTION FBO-05

INFO OCT-01 EUR-12 ISO-00 SY-05 USIA-06 /029 W
-----210116Z 116398 /73

R 201409Z JAN 77
FM AMEMASSY ATHENS
TO SECSTATE WASHDC 8760
INFO AMCONSUL FRANKFURT

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EO 11652: NA
TAGS: ABLD AFSP ASEC
SUBJECT: PROPOSED SHORT-TERM LEASED CHANCERY ANNEX

REF: A. STATE 12005, B. 76 ATHENS 10165,
C. 76 ATHENS 11806, D. 76 ATHENS 13356

1. EMBASSY CHECKED RENT OF EXISTING MODERN OFFICE BLDG AND
ONE UNDER CONSTRUCTION, 5 AND 6 BLOCKS FROM EMBASSY, RESPECTIVELY.
RESULTS ARE:

BUILDING	SQ METERS	RENT PER YEAR
A. ANNEX LEASE BEING		
NEGOTIATED	1770	\$78,045.00 - PER YEAR
		FOR 3 YEARS
		\$93,652.00 - 2D 3YRS
		\$109,259.00 - LAST 3 YRS

B. NEW BLDG UNDR CONSTRUCTION 1770 \$113,496 - FIRST YEAR
136,195 - 3D YEAR
NOTE: RENT WOULD IN-
CREASE 20PERCENT EVERY 2 YRS.
ASQZLR 7 8, 9TH YEAR RENT WOULD INCREASE
10PC TO \$215,733.

C. EXISTING MODERN BLDG 1770 \$125,616 - FIRST YEAR,
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FOR 1YEAR TERM ONLY.
CURRENT INFORMATION NOT AVAIL-
ABLE AT THE MOMENT BUT AS OF 1 YEAR
AGO THERE WAS A 10PC INCREASE
PER YEAR BUILT INTO EACH LEASE.
IT IS VERY PROBABLY THAT THE
PERCENTAGE INCREASE FOR EACH

SUCCEEDING YEAR IS GREATER ON NEW
LEASES.

2. IF EMBASSY LEASED BLDG B) OR C), IT WOULD STILL REQUIRE
CONSIDERABLE EXPENSE TO ALTER IT FOR OUR PARTICULAR REQUIREMENTS.
IT IS OBVIOUS THAT RENT FOR PROPOSED ANNEX IS VERY
FAVORABLE. IF ANNEX OWNERS RENOVATED TO EMBASSY REQUIREMENTS,
RENT WOULD BE CONSIDERABLE HIGHER. AS PREVIOUSLY STATED TO USIA'S
TED BORK AND IRVING HETHERINGTON, LEASE WILL CONTAIN A CLAUSE
THAT WHEN EMBASSY VACATES OWNERS ACCEPT PREMISES "AS IS."

3. ADEQUATE HEATING FACILITIES ARE IN BUILDING BUT CANNOT
BE USED BY EMBASSY BECAUSE OCCUPANTS AND OWNERS OF MULTI-UNIT
DWELLINGS IN ATHENS NEGOTIATE HOURS OF USE AT HEATING UNIT NOT
CAPABLE OF FUNCTIONING WITH MORE THAN ONE CONTROL. WHEN
HEAT IS ON THE ENTIRE BUILDING IS HEATED AND THE HOURS OF
USE ARE MINIMAL TO SAVE COSTS. RESIDENTS USE HEAT PRIMARILY
DURING EARLY EVENING HOURS ON NORMAL BUSINESS DAYS(MONDAY
THRU SATURDAY) AS THEY ARE OUT WORKING MOST OF THE DAY.
EMBASSY'S NEEDS ARE GREATEST DURING DAYLIGHT HOURS (8AM TO
6PM) WHICH REQUIRES SEPARATE HEATING SYSTEM. WINDOW A/C'S
USED BY PREVIOUS TENANTS ARE NOT ADEQUATE FOR OUR NEEDS
BECAUSE THEY ARE NOISY, UNSIGHTLY, UNECONOMICAL, AND IN
CONSTANT NEED OF MAINTENANCE. CONSEQUENTLY, THERE IS NO REASON
OR JUSTIFICATION TO REQUEST RENT REDUCTION BASED ON
MODIFICATIONS TO MEET OUR UNIQUE NEEDS.

4. RSO'S KACHULIS AND ROBINSON HAVE PROVIDED RECOMMENDATIONS
AND DETAILS OF PHYSICAL SECURITY IMPROVEMENTS WHICH WILL BE
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REQUIRED, AS WELL AS ESTIMATED COSTS IN REFTELS, B, C AND D.
A SITE SURVEY WILL BE PREPARED WITH PROPOSED FLOOR PLANS AND
PHOTOGRAPHIC EXHIBITS, AND FORWARDED VIA POUCH UPON COMPLETION.
SITE SURVEY SHOULD NOT DELAY FINAL DECISION ON ANNEX AS
SECURITY IMPROVEMENTS ARE MINIMAL. EMBASSY ENGINEER HAS DETERMINED
THAT VAULT AREA PROPOSED BY USIS IS NOT FEASIBLE DUE TO
EXCESSIVE FLOOR LOAD INVOLVED IN BRINGING PROPOSED AREA TO
VAULT STANDARDS.

5. OWNERS STILL UNABLE LOCATE STRUCTURAL PLANS. HOWEVER,
ALL BUILDINGS IN ATHENS REQUIRE A PERMIT WHICH IS ISSUED ONLY
AFTER CITY PLANNING COMMISSION IS SATISFIED ALL EARTHQUAKE
RESISTANCE FACTORS AND SAFETY CODES ARE MET. EMBASSY ENGINEER
IS EMPOWERED BY CITY PLANNING COMMISSION TO MAKE SUCH
DETERMINATIONS AND ISSUE CERTIFICATES OF VERIFICATION. HE
HAS INSPECTED THE BUILDING MANY TIMES AND CONFIRMS THE
SOUNDNESS OF THE BUILDING, THE ADEQUACY OF ITS EARTHQUAKE
DESIGN, AND THAT ALL LOCAL SAFETY CODES MET. ADDITIONALLY,
STRUCTURAL ENGINEER FOR BUILDING WAS LOCATED AND PROMISED TO

SEND A COPY OF THE BUILDING PERMIT CONFIRMING ALL LOCAL
BUILDING CODES OBSERVED.

6. DEPT AND ALL AGENCIES SHOULD BE AWARE EMBASSY DOES NOT,
REPEAT NOT, HAVE AN OPTION ON THE BUILDING . IT MAY BE LEASED TO
ANOTHER INTERESTED PARTY AT ANY TIME. THE EMBASSY HAS MADE
EVERY EFFORT TO PLACATE AND RETAIN CLOSE PERSONAL RELATIONS WITH
OWNERS AND AGENT. WE HAVE ALSO ENCOURAGED THEM AS TO THE EXTENT
OF OUR BONA FIDE INTEREST, STRESSED FACT WE WOULD BE RELIABLE
TENANT, WOULD IMPROVE VALUE OF THEIR PROPERTY WITH OUR RENOVATIONS,
AND HEARTENED THEM BY INDICATING OUR TARGET DATE FOR AN EFFECTIVE
LEASE IS NOW FEB 1ST. ALL ABOVE MEASURES WERE NECESSARY
TO KEEP OUR FOOT IN THE DOOR; THEY ARE NOT HESITANT TO POINT OUT
WE HAVE BEEN "NEGOTIATING" FOR ABOUT 6 MONTHS AND REMIND US 2 OR
3 TIMES A WEEK THEY ANTICIPATE THE LEASE WILL BE BACK DATED TO
JANUARY 1ST. IF WE MEET THE FEBRUARY 1ST TARGET DATE, WE
BELIEVE THEY WILL ACCEPT IT, BUT EVERY EFFORT SHOULD BE MADE
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TO AVOID HAVING TO APPROACH OWNERS WITH REQUEST FOR MORE
DETAILS, MODIFICATIONS, ETC.
KUBISCH

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